

**DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
THURSDAY AUGUST 13, 2015
ROOM 217
TOWN HALL, WEST HARTFORD, CT**

CALL TO ORDER: 4:30 P.M.

ATTENDANCE:

DRAC: Jeffrey Gebrian, Chair; Sheldon Crosby, Vice Chair; Members: Matthew McGrath, Fred Fritz, Richard Hughes; and Alternate: Kimberly Parsons-Whitaker

Staff: Todd Dumais, Town Planner

REFERRAL FROM TOWN PLANNER:

1. **245 Prospect Avenue (aka 18-54 Kane Street) - Application (SDD #11-R2-15)** on behalf of Prospect Plaza Improvements, LLC ("Prospect Plaza"), the owner of the property known as 18-54 Kane Street, to amend Special Development District (SDD) #11 for Proposed Façade, Landscape, Parking Lot and Signage Improvements at Prospect Plaza. (Submitted for DRAC receipt on August 13, 2015. Submitted for Town Council receipt on August 18, 2015.) *Preliminary review by DRAC – this proposal will be formally referred to DRAC by the Town Council at a future date.*

The Town Planner, Mr. Dumais briefly explained the proposal and provided background for the proposed plaza improvements. Mr. Dumais turned the discussion over to Craig Chase from Associated Architects, LLC.

Mr. Chase explained the applicant is looking to upgrade the dated plaza and bring it up to today's standards. They are proposing to recreate and reconstruct the façade and tower elements of the plaza. The existing pad of the building will remain. A new sign band and columns around the building are proposed. The drive-thru will remain and a new pylon sign off the entrance from Kane St. is proposed. The applicant is going to resurface and restripe the parking area but not change the layout.

Steve Smask, from Landscape Solutions of CT, discussed the landscaping elements that were to be improved ensuring there would be a variety of plantings that flourish throughout the year and beautify the overall landscape of the plaza.

Committee members from DRAC suggested the applicant consider underground irrigation and designing the landscape plan to conceal refuse container's if possible. Glen Wilson (R.O.) discussed instituting additional landscaping elements and including ornamental refuse containers as part of the project. DRAC inquired if additional improvements were planned for the grocery store and Mr. Wilson said no not at this time. Lighting was discussed and Mr. Wilson indicated that the owner intends to convert over to LED lighting throughout the site within the next 3 years. He added that all signage will be internally illuminated. Committee member Crosby suggested putting a glow inside the tower elements of the new façade. Mr. Dumais suggested carrying the landscaping forward

along the Prospect Street frontage north to ShopRite and included enhanced pedestrian and bicycle amenities consistent with the recent adoption of the Town's Complete Streets Policy. Mr. Wilson indicated that they would explore those ideas.

Committee member Crosby then asked for additional details regarding the materials. Mr. Chase described the columns as pre-cast base (darker brownstone color) with a brick surround matching the color of the existing bank building. The new tower mullions will be bronze color to match. The lighting under the arcade will be replaced. Mr. Wilson stated the enclosures for the dumpster located at the front free-standing building would match the existing structure.

DRAC requested a sheet of colored wall sections be submitted as part of the formal referral from the Town Council.

APPROVAL OF MEETING MINUTES:

- Thursday, July 30, 2015 – Vote 5-0 (R. Hughes abstained)
- Thursday, July 9, 2015 – Vote 5-0 (K. Parsons-Whitaker abstained)

ADJOURNMENT: 5:30 P.M.

sd/DRAC/2015/Minutes/Aug13_Minuts